



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: January 16, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

- 1. Planning Commission Meeting Minutes 12/9/2024**
 - [2024-12-9 Planning Commission Meeting Minutes.pdf](#)

Announcements

DRC Report

2. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

4. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. Bethel Middle School - Solar Field Project

Joshua Thompson - Requesting Recommendation for Approval of Conditional Use Permit for Utility Facility in a Residential Zoning - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

6. Original Town Bryant - Replat - Lots 1-3, 11 & 12 Block 19

Hope Consulting - Requesting Recommendation for Approval of Replat of lots 1-3, 11 & 12 Block 19 into 1R, 3, and 11R Block 19 - RECOMMENDED APPROVAL

7. Original Town Bryant - Lot 1R and 11R Block 19

Covenant Homes - Requesting Recommendation for Approval of Modification from Heart of Bryant Code on First Floor Building Height Requirement - RECOMMENDED APPROVAL

8. Five Star Fireworks - Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Stands at the Following Locations: (1) 5407

Hwy 5, (2) 23395 I-30 Frontage Road - APPROVED BOTH LOCATIONS

- [0932-APP-01.pdf](#)
- [0933-APP-01.pdf](#)

9. Sonic - 2313 N Reynolds Road - Sign Permit

Seiz Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- [93186-SGNAPP-01.pdf](#)

10. The Well - 21941 I-30 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- [93189-SGNAPP-01.pdf](#)

Public Hearing

11. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex

- [0908-APP-01.pdf](#)

12. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2

- [0930-APP-01.pdf](#)

13. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot

- [0931-APP-01.pdf](#)

14. Bethel Middle School - Solar Field Project

Joshua Thompson - Requesting Approval for Conditional Use Permit for Utility Facility in a Residential Zoning

- [0929-pop-01.pdf](#)
- [0929-stw-01.pdf](#)
- [0929-app-02.pdf](#)
- [0929-pln-02.pdf](#)
- [0929-PLN-01.pdf](#)

Old Business

15. Nomination Committee Recommendation of 2025 Chair and Vice-Chair of Planning Commission

Recommendation and Confirmation of 2025 Chair and Vice-Chair of Planning Commission

New Business

16. Original Town Bryant - Replat - Lots 1-3, 11 & 12 Block 19

Hope Consulting - Requesting Approval for Replat of lots 1-3, 11 & 12 Block 19 into 1R, 3, and 11R Block 19.

- [0934-PLT-02.pdf](#)
- [0934-app-01.pdf](#)
- [0934-plt-01.pdf](#)

17. Original Town Bryant - Lot 1R and 11R Block 19

Covenant Homes - Requesting Approval for Modification from Heart of Bryant Code on First Floor Building Height Requirement

- [0934-ltr-01.pdf](#)

Adjournments